

OFFICIAL MAP

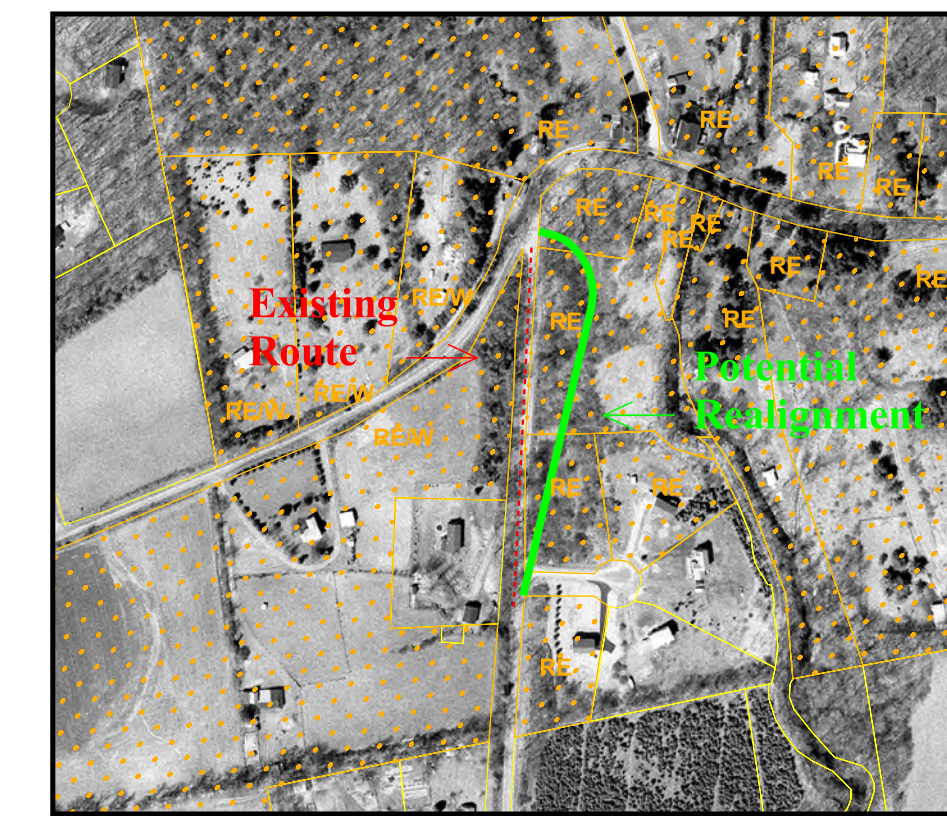
of

CHESTNUTHILL TOWNSHIP

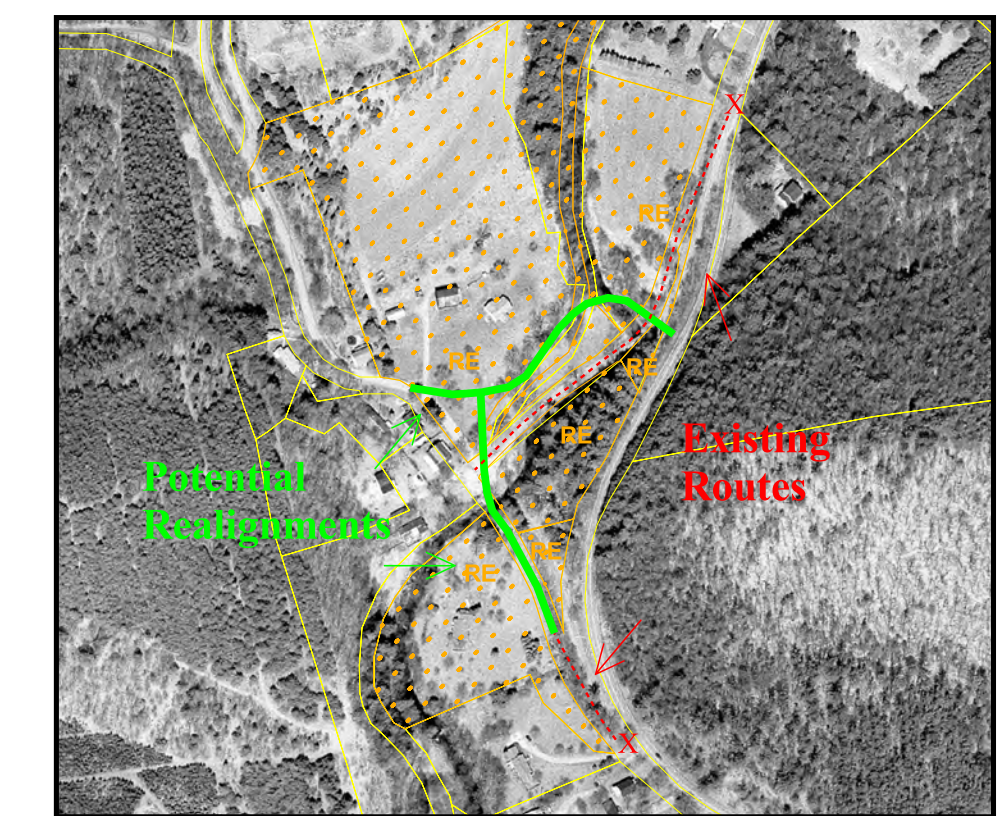
MONROE COUNTY, PENNSYLVANIA

TUNKHANNOCK

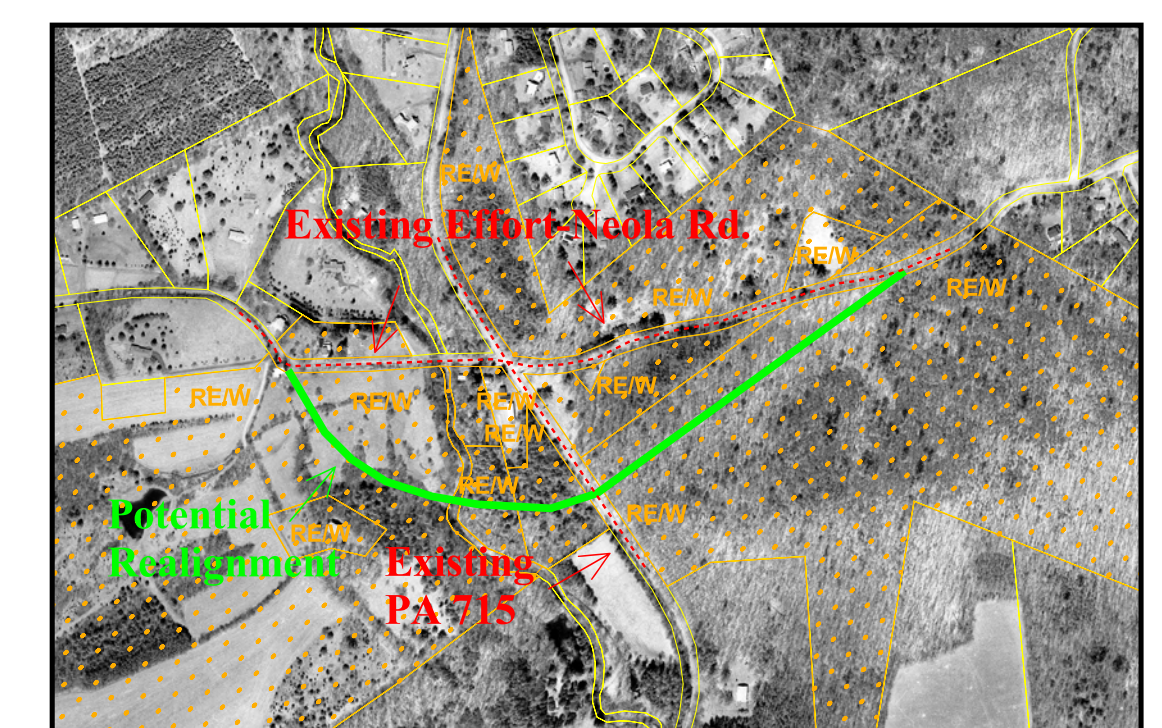
JACKSON



PA 715 @ Sugar Hollow Rd. (SR 3016)



PA 715 @ Evergreen Hollow Rd. (T-439)



PA 715 @ Effort-Neola Rd. (T-943)

PA 715 @ Cottontail Ln. (T-449)

POLK

HAMILTON

CHESTNUTHILL TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

OFFICIAL MAP

Adopted in accordance with Article IV of the Pennsylvania Municipalities Planning Code as part of the 2006 Official Map Ordinance of Chestnuthill Township this Day of _____, 2006.

Chairman _____

Vice-Chairman _____

Supervisor _____

Attest: Secretary _____

MAP ELEMENT NOTES

Existing Public Roads

The Township and State roads shown on this Official Map include the legal right-of-way although the right-of-way is not specifically delineated on the Map. Rights-of-way vary from road to road and location to location and are defined by State law, specific construction drawings and/or documents of acquisition. The use of the land across which the right-of-way runs is restricted to prohibit encroachments on the use of the road and to preserve the right-of-way area for necessary improvements.

Road and Intersection Improvements

The road and intersection improvements shown on this Official Map are detailed in the *Chestnuthill Township Traffic Study of September 5, 2002*. The improvements are aimed at improving safety and maintaining the level-of-service (i.e. traffic flow) and are included on the Official Map to ensure the Township's ability to reserve the identified areas from private improvements and to moderate acquisition costs as funds become available to make the improvements. Any property which is crossed by a proposed road widening and/or realignment is subject to the reservation established by this Official Map. In accordance with the *Pennsylvania Municipalities Planning Code* at the time of any acquisition of lands and easements, the Township is responsible for the preparation of boundary descriptions by metes and bounds made and sealed by a licensed surveyor, registered in the Commonwealth of Pennsylvania.

Identified Conservation Lands

The *West End Open Space and Recreation Plan* identifies a number of properties considered important to the open space and recreation needs of the Township and area municipalities. The *Identified Conservation Lands* shown on this Official Map are the parcels of highest priority for preservation. The land may be preserved by a conservation easement acquired by the Township or donated by the landowner (typically to a private conservation organization). In some cases, the Township may acquire the land in fee title where public access is the goal instead of simply precluding the development of the parcel while private ownership is maintained. Township acquisition of conservation easements or land in fee is subject to availability of financial resources.

Private Recreational and Water Authority Easement Considerations

- Connect other open space areas
- Wildlife habitat and travel corridors
- Contiguous to existing preserved land
- Parkland/Open Space Considerations
- Additional park land or conservation and trail easements
- Expand protected lands around Silver Valley Park
- Connect larger parcels to existing preserved land
- All other parcels of 200 acres or more.

Agricultural Easement Considerations

- All parcels included in Agricultural Security Areas

Township Buildings, Parks and Other Lands

Buildings, parks and other lands currently owned by the Township are shown on the Official Map to ensure protection from encroachments and other unauthorized uses.

Floodplains

The floodplains shown on the Official Map are superimposed from Pennsylvania State University's Office of Remote Sensing for Earth Resources. *Floodplains of Monroe County*, geographic information system dataset. The Official Map also incorporates floodplains identified by the *FIRM - Flood Insurance Rate Map* issued by the Federal Emergency Management Agency for the Township, and areas identified in accordance with Township Zoning Ordinance §904.B relating to Unincorporated Flood-Prone Areas. The development of identified floodplain areas is generally restricted by the Township Floodplain Ordinance. However, the Floodplain Ordinance provides for variances in certain cases and the Township may exercise its option for acquisition, by easement or in fee, to preclude development which it deems detrimental to the overall public health, safety, and general welfare.



PA 115 @ Gilbert Rd. (SR 3005)

PA 115 @ Effort-Neola Rd. (T-943)

PA 115 @ Brookmont Dr. (T-464)

PA 115 @ Weir Lake Rd. (SR 3013)

Weir Lake Rd. (SR 3013) b/t US 209 & SR 115 Road Widening

ELDRED

ROSS

LEGEND

- | | | | |
|---|--|----------------------|-----------------------|
| LANDS MAPPED FOR FUTURE EASEMENT OR ACQUISITION | EXISTING PUBLIC & CONSERVED LANDS | Tax Parcels | Streams |
| Road & Intersection Improvements | Existing Preserved Agricultural Land | State Game Lands | Intermittent Drainage |
| Parcels Affected by Road Improvements** | Existing Township Bldgs., Parks, & Other Lands | Major Utility Lines | Bodies of Water |
| TRAFFIC SIGNAL | Existing Schools | Electric | |
| ROAD WIDENING | Existing State Recreation Lands | Natural Gas | |
| REALIGNMENT (NEW ALIGNMENT) | Existing Conservation Easements | County Boundary | |
| Private Recreational & Water Authority | | Municipal Boundaries | |
| Parkland/Open Space Considerations | | | |
| Agricultural Easement Considerations | | | |
| Floodplains** | | | |

**These lines may overlap other map features.

The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.



www.monroe2020.org

PREPARED BY

Monroe County
Planning Commission

1 Quaker Plaza, Room 106
Stroudsburg, PA 18360-2169
(570) 517-3100
mcpc@co.monroe.pa.us

March 2006